

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF NINE (9) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0303, 0304, 0402, 0404, 0405, AND 0504, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$27,000.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired NINE (9) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0303, 0304, 0402, 0404, 0405, and 0504, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said NINE (9) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned NINE (9) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0303, 0304, 0402, 0404, 0405, and 0504, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$27,000.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of NINE (9) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0303, 0304, 0402, 0404, 0405, and 0504. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these NINE (9) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchases

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

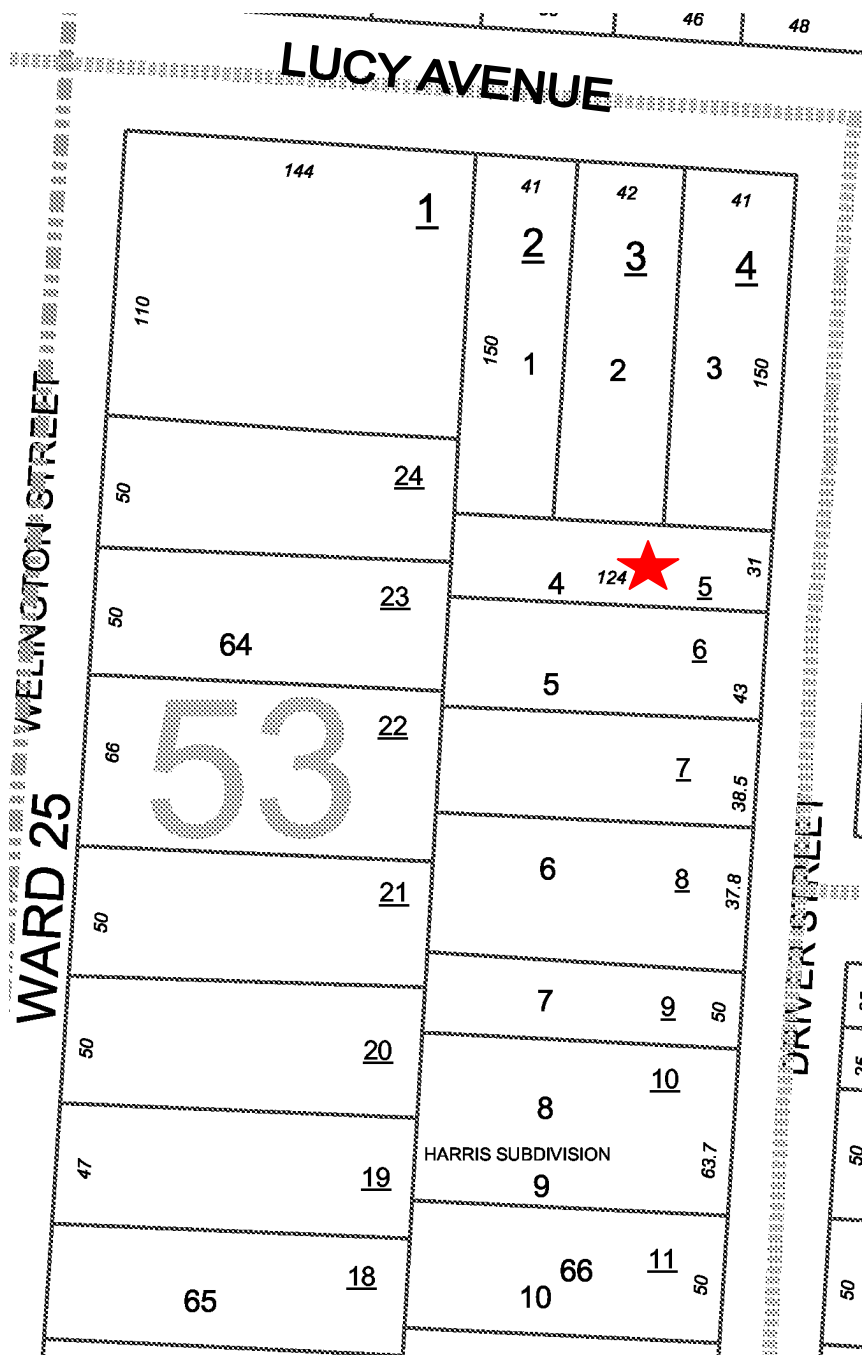
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1310	0405	021011000000270	989 Looney Ave. 22' x 109'	R-D	\$10,051.51	Kenneth Staples	\$4,000.00 Comm. Bldg.	\$3,000.00	Investment
2248	0402	025053000000050	1235 Driver St. 31' x 134'	R-D	\$2,716.14	Tehla Love	\$4,000.00 House	\$7,500.00 (Bid Off)	Investment
2929	0404	027025000000120	890 Jackson Ave. 43' x 142'	M-J	\$217,284.30	Alvin Williams	\$1,800.00	\$1,800.00	Investment
3812	0504	031026000000420	1604 Netherwood 50' x 137'	RS-6	\$5,656.23	Memphis Property Management & Investors, Inc.	\$4,000.00 House	\$3,000.00	Investment
3790	0304	031070000000170	1050 Seattle St. 45' x 110'	R-D	\$7,874.56	Superior Cleaners, Inc., Etcetera	\$2,500.00	\$2,000.00	Investment
4118	0304	034009000000340	496 Essex Ave. 22' x 50'	R-D	\$5,775.05	Chris W. Mason	\$200.00	\$200.00	Expand Property Size
5558	0504	038006000000140	3216 Coleman Ave. 58' x 130'	R-D	\$7,572.57	Catalina Romero	\$4,000.00 House	\$4,000.00	Investment
9752	0303	060050000000140	1348 Eloise Rd. 100' x 102'	C-H	\$7,676.21	Emanuel Webb, Jr.	\$2,500.00	\$2,500.00	Investment
14175	0405	082010000001470	4441 Sewanee Dr. 100' x 436'	RS-6	\$6,632.89	Laverne Crockett	\$3,000.00 House	\$3,000.00	Investment
9 Properties							Total	\$27,000.00	

Ward 21



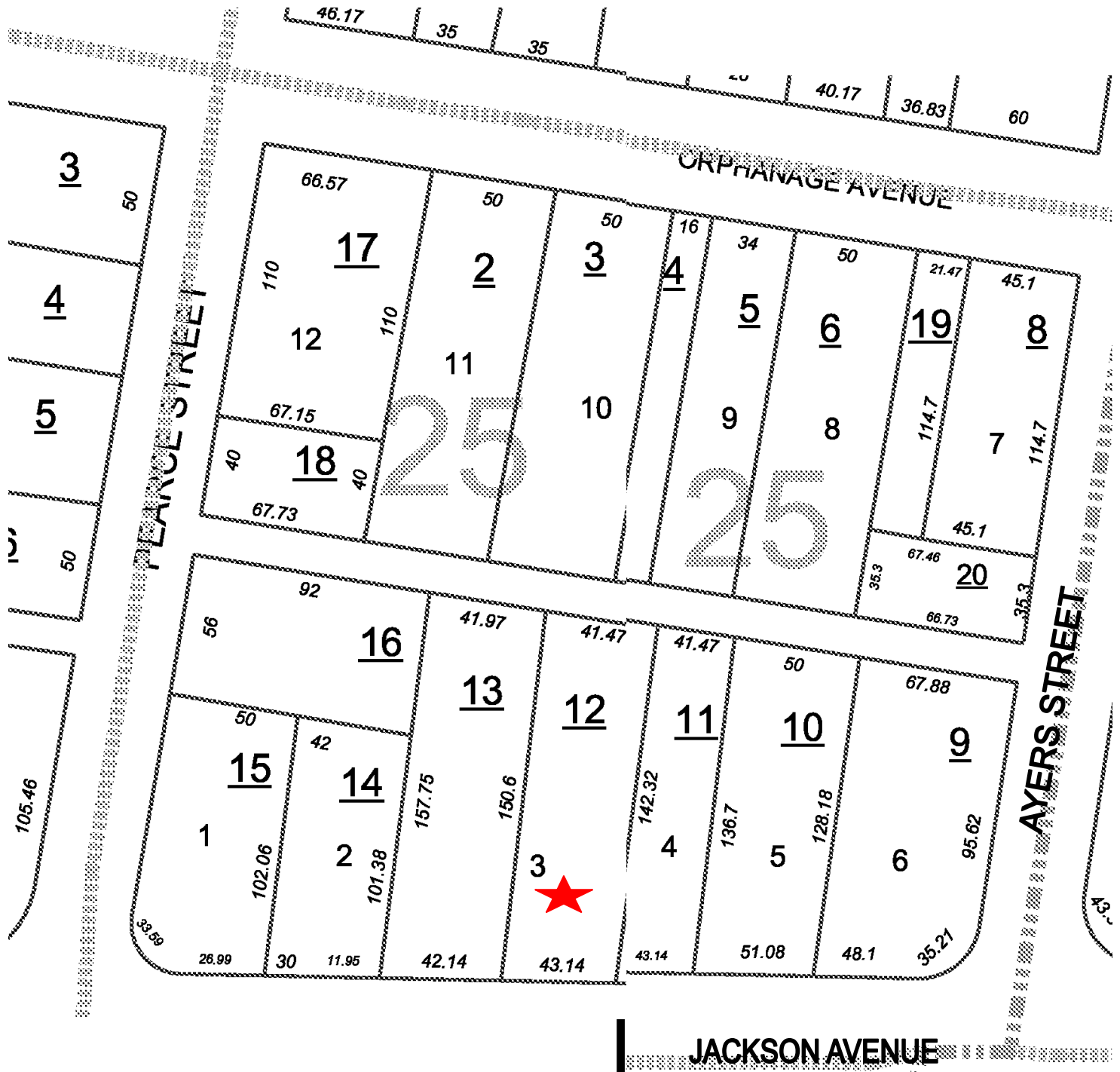
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Ward 25



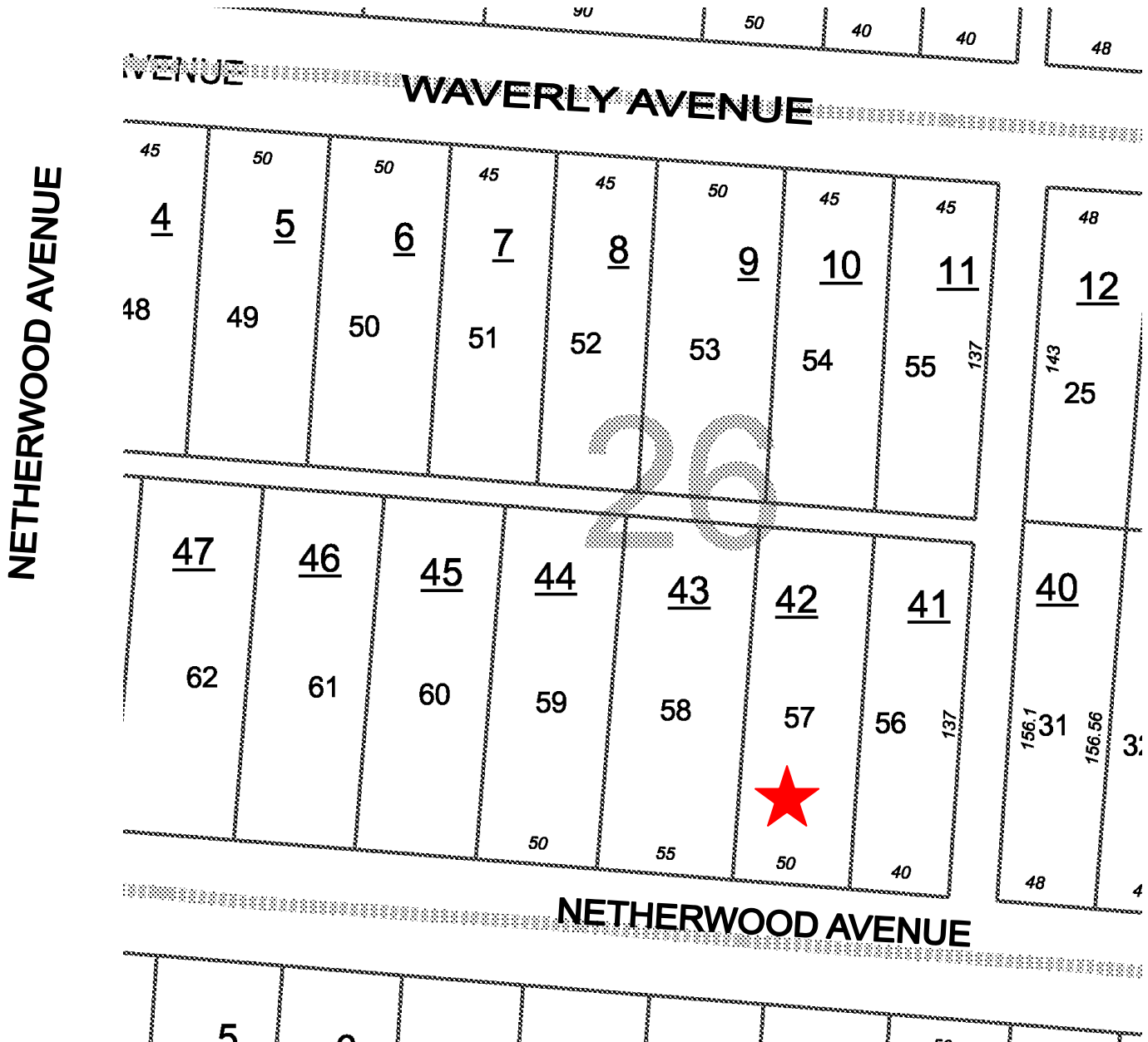
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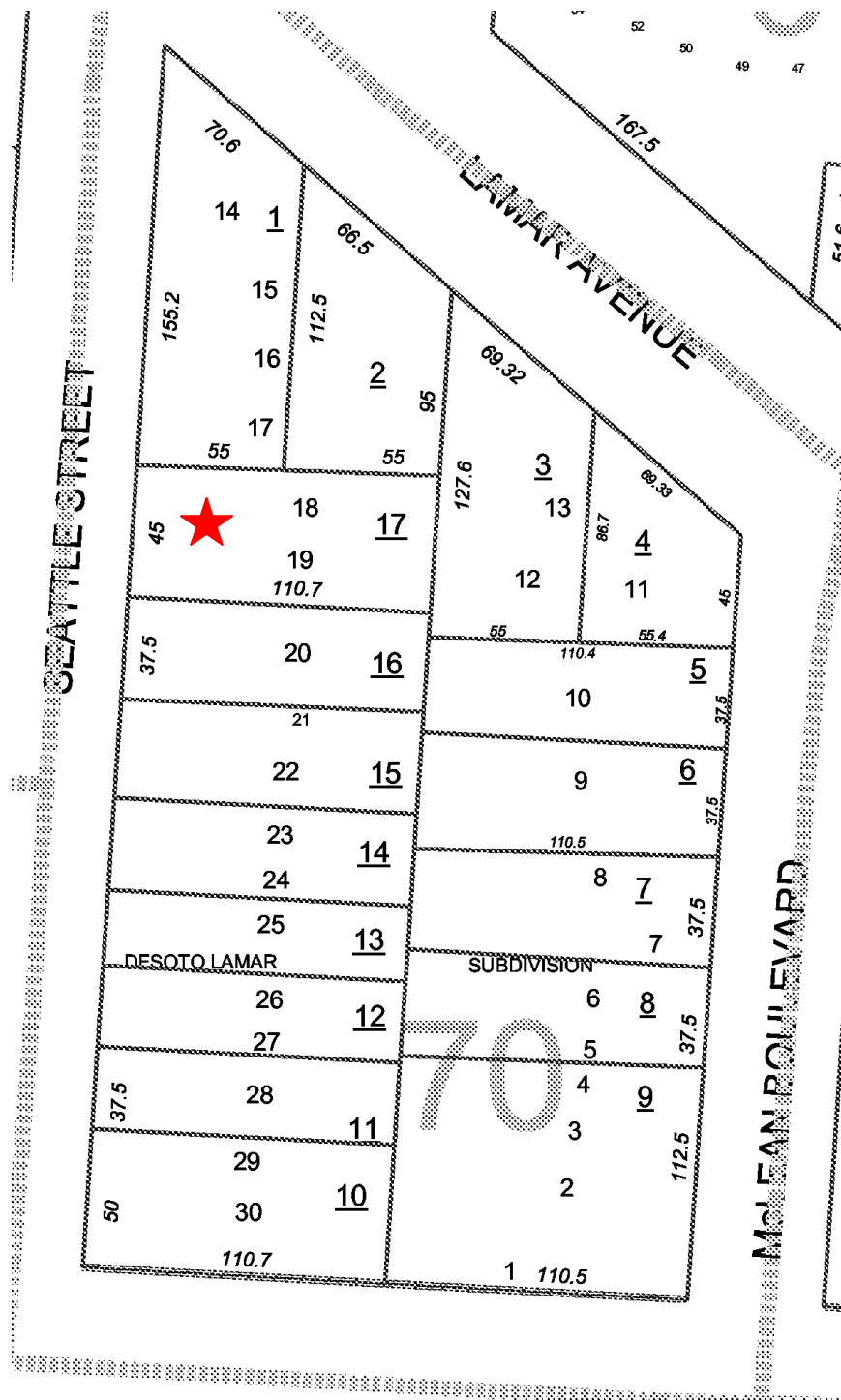
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Ward 31



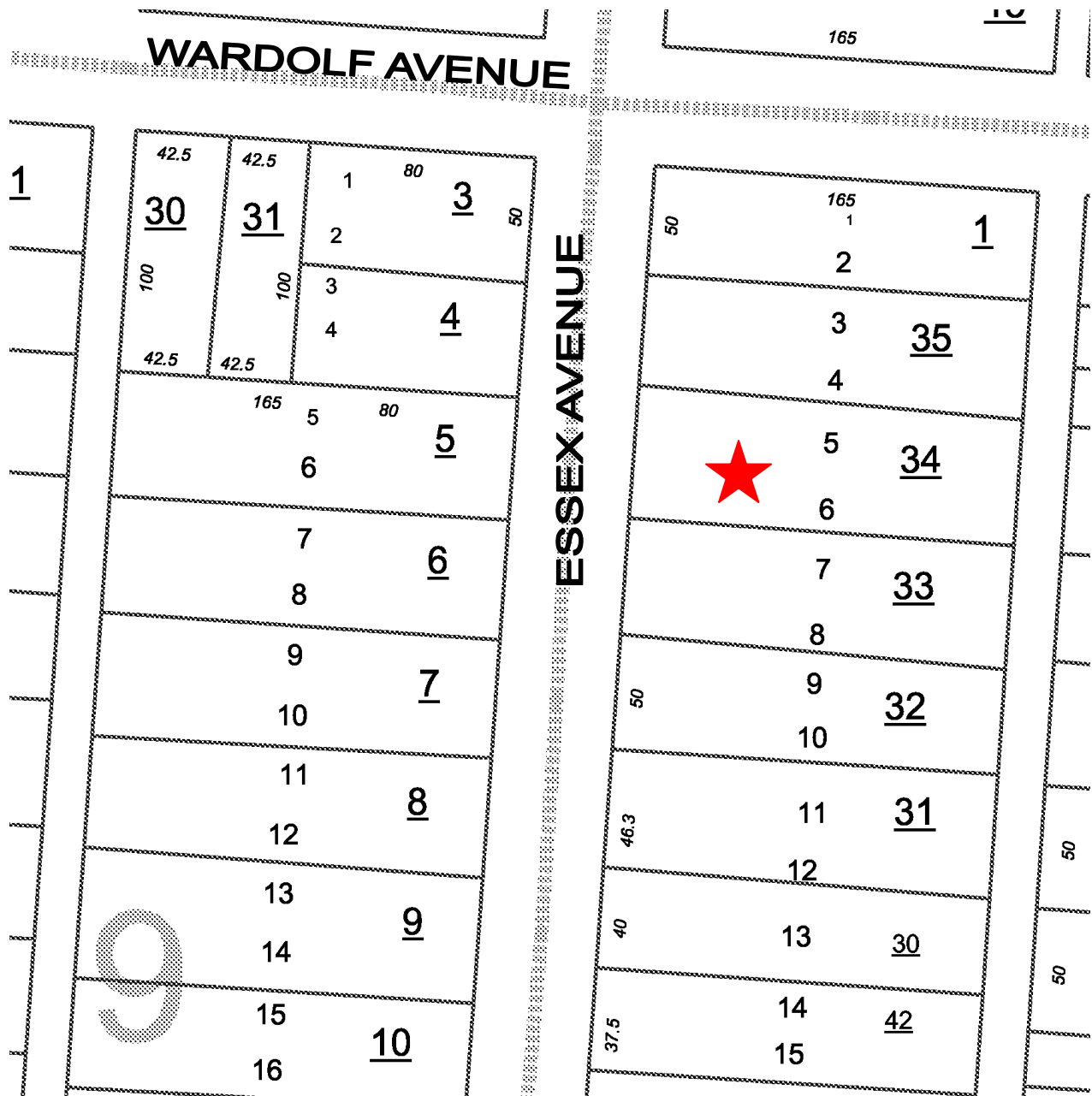
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70



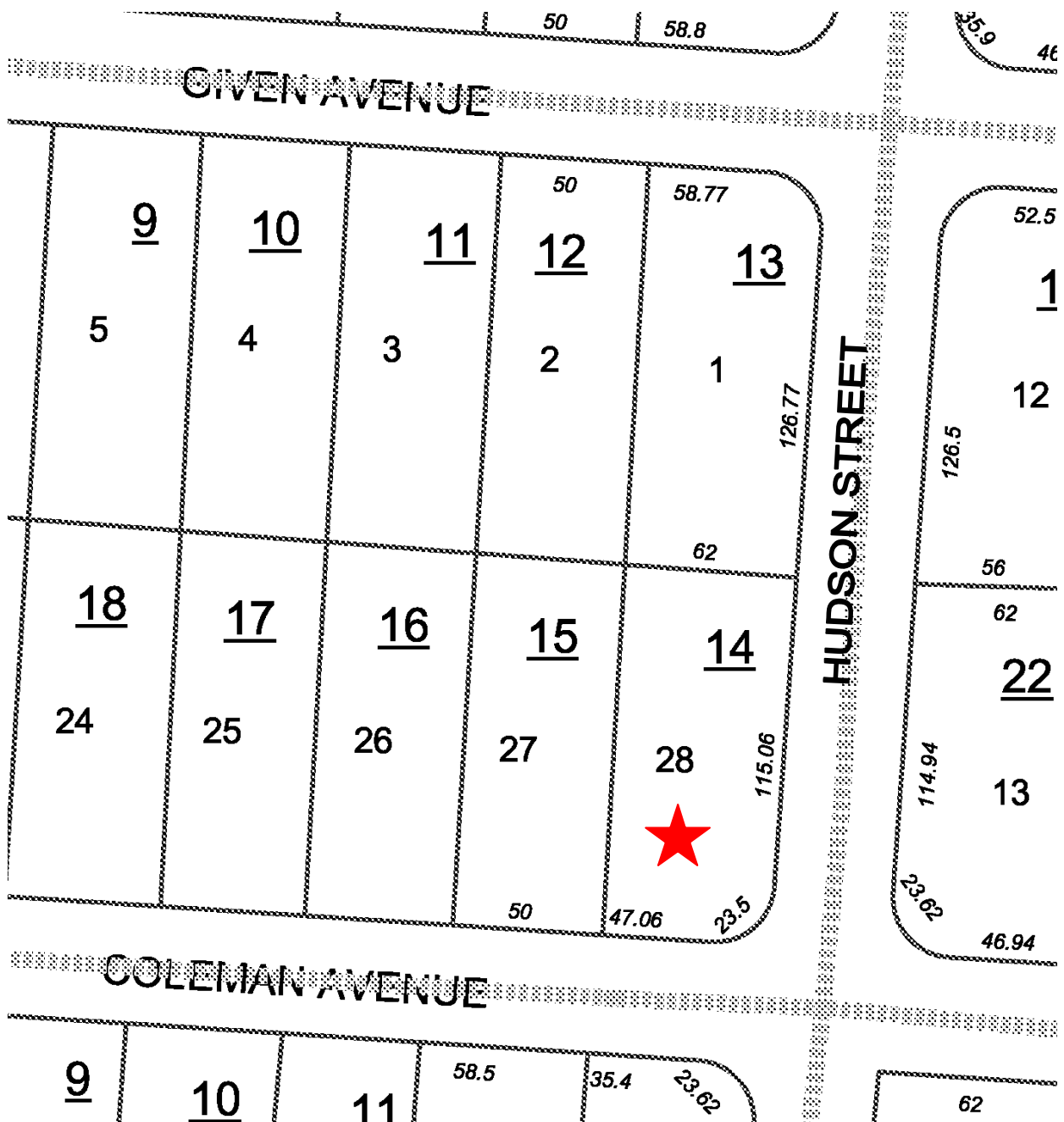
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Ward 34



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Ward 38



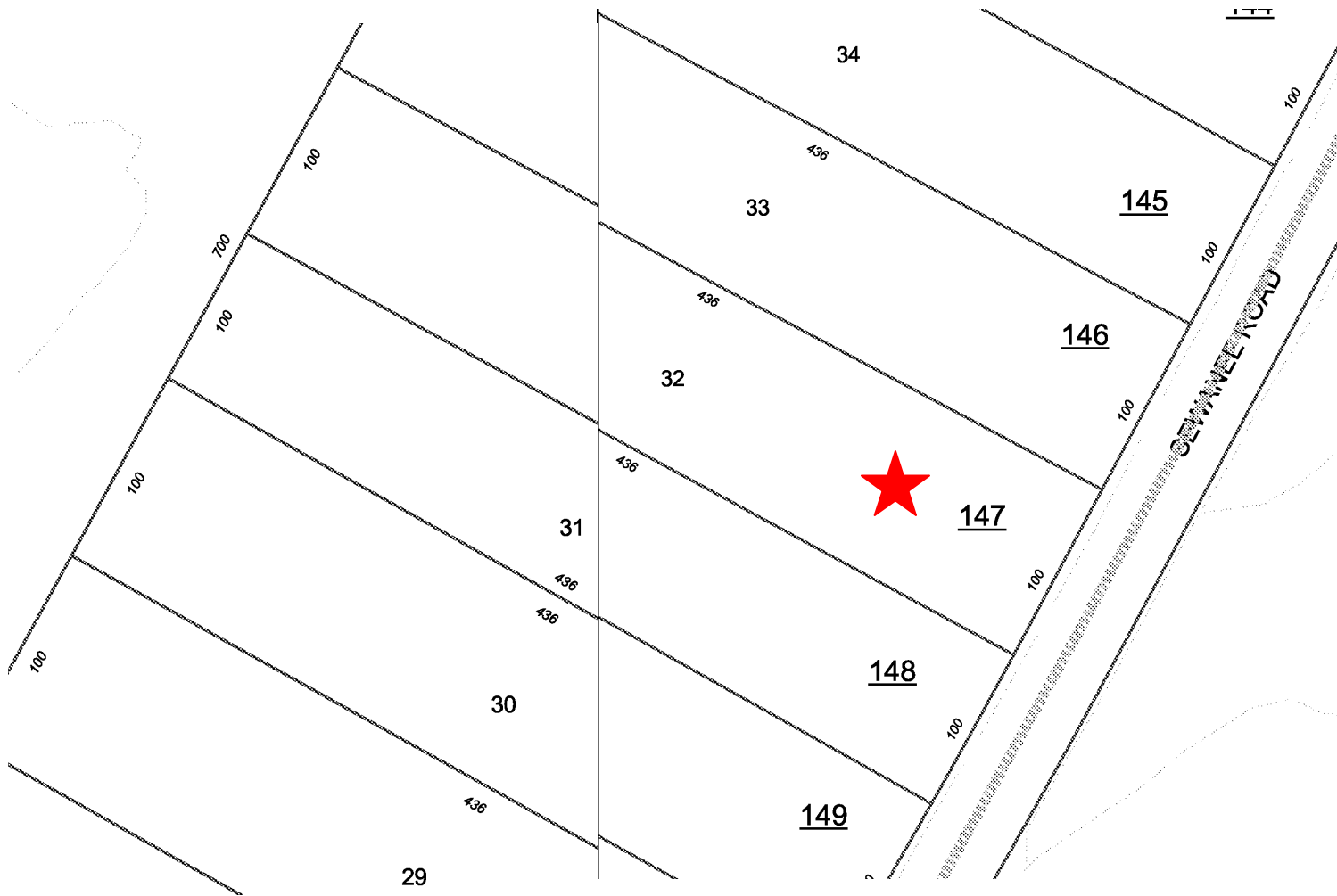
038 0060 0 00014 0

Ward 60



060 0500 0 00014 0

Ward 82



082 0100 0 00147 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Kenneth Staples Date 04/05/10

Address 889 Faxon St. 38105

Phone 526-2232 / © 649-7346

Company Name n/a

Company Address _____

Subject Property Address 989 Looney Ave..

Subject Property ID # 021 0110 0 00027 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x)

Signature

Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Tehla Love Date 03/16/10

Address 451 E. Olive St. 38106

Phone 690-3603

Company Name n/a

Company Address _____

Subject Property Address 1235 Driver St.

Subject Property ID # 025 0530 0 00005 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Tehla Love
Signature

(x) 3/16/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Alvin Williams Date 04/15/10

Address 893 Looney Ave. 38107

Phone 525-5253 / © 331-0253.

Company Name n/a

Company Address _____

Subject Property Address 890 Jackson Ave.

Subject Property ID # 027 0250 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

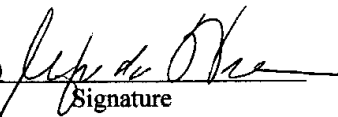
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 4-15-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 02/03/10

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address _____

Subject Property Address 1604 Netherwood Ave. / 851 Par Drive

Subject Property ID # 031 0260 0 00042 0 / 069 0040 0 00042 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

10-Apr-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Superior Cleaners Inc., Etcetera Date 03/20/10

Address 1783 Lamar Ave. 38114

Phone 482-7750 Joe Harris

Company Name n/a

Company Address _____

Subject Property Address 1050 Seattle St.

Subject Property ID # 031 0700 0 00017 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Joe Harris
Signature

(x) 4-20-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Chris W. Mason Date 04/19/10

Address 1597 Humber St. 38106

Phone 948-1832 / 743-7705

Company Name n/a

Company Address _____

Subject Property Address 496 Essex Ave.

Subject Property ID # 034 0090 0 00034 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒ _____

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

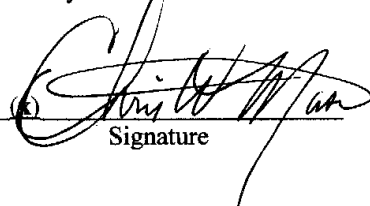
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒ _____

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.


(s) _____
Signature

(x) 4-19-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Catalina Romero Date 04/19/10

Address 3619 Powell Ave. 38122

Phone 503-4216

Company Name n/a

Company Address _____

Subject Property Address 3216 Coleman Ave.

Subject Property ID # 038 0060 0 00014 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Catalina Romero
 Signature

(x) 04/19/2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Emanuel Webb, Jr. Date 04/20/10

Address 1705 Delano Ave., Apt. #9 38128 38127

Phone 357-9342

Company Name n/a

Company Address _____

Subject Property Address 1348 Eloise Rd.

Subject Property ID # 060 0500 0 00014 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Emanuel Webb, Jr.
Signature

(x) 4.20.10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Laverne Crockett Date 04/16/10

Address 3280 Norton Rd. 38109

Phone 335-0955

Company Name n/a

Company Address _____

Subject Property Address 4441 Sewanee Rd.

Subject Property ID # 080 0100 0 00147 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(X) Laverne Crockett
 Signature

(X) 4/16/10
 Date